



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 8/8/2016
Ald. Jose Perez District: 12
Staff reviewer: Carlen Hatala
PTS #112632

Property 733 W. HISTORIC MITCHELL ST. Mitchell Street Historic District

Owner/Applicant A1 BEAUTY LLC Airtite Exteriors LLC
5319 N KENT AVE 2566 North 65th Street
WHITEFISH BAY WI 53217 Wauwatosa, WI 53213
Phone: (414) 758-9418

Proposal This building was constructed in 1929 for prominent real estate developer Ignatius (Ignatz) Czerwinski. Local architect Francis Gurda, whose architectural office was on Mitchell Street, was the designer. Permit records indicate that the building was constructed to hold an additional two stories although they were never built. Czerwinski had his offices in this building and one of the original tenants on the first floor was an indoor miniature golf course. The first of a succession of furniture stores moved in during 1949, the last being Bilrite Furniture.

The facade is currently experiencing some bowing of the brick, horizontal fault lines and failing trim, a piece of which fell off the building recently. A cause for the failure is being examined, possibly rust expansion of steel lintels above the second story windows or water penetration somewhere along roof or parapet, although this latter was not apparent in a prior investigation of the building.

The current proposal is to stabilize the facade without completely rebuilding the damaged areas.

Staff comments The fallen trim piece at the parapet will be replaced with a matching piece of buff colored Indiana limestone. It will be pinned in place (stainless steel), mortared and sealant will be applied around the perimeter.

Other fractured stone pieces will be pinned in place and attached with epoxy or mortar. Epoxy will seal the perimeter but not at the base where mortar will allow for moisture to escape.

Masonry that is bowed will be mechanically attached to the inner wall and anchored in place using Heliflex or Thor wall ties.

It is hoped that the wall will return to plumb but if not (due to debris collecting in the gap), the repairs will stabilize the masonry.

Recommendation Approve

Conditions

Work done on the building should leave as minimal footprint on the façade as possible.

Any brick replaced will match the blend currently on the building. Mortar used should match the historic mortar in composition, strength, appearance and color.

Brick and mortar samples will be approved by Historic Preservation staff before installation.

Previous HPC action**Previous Council action**